



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 18, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO RONEMUS, and ASSISTANT DEPUTY CITY CLERK VICKY DARLING

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:03)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 18, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding (MOU) 2002-7 between the City of Las Vegas and Westbridge Association (WA) in association with the development of the Mirabelli Senior Center/Park located at 6208 Hargrove Avenue - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The MOU is associated w/the new CLV Senior Center at Mirabelli Park, the vacation of Hargrove Ave. (W. of Garwood Ave.), the conveyance of certain portions of the vacated street Right-of-Way between CLV & WA, the relocation & construction of the access drive servicing WA's apartment complex, the modification of irrigation & yard light systems, the drainage issues of WA & the possible modification &/or enhancement to the common wall &/or fence between WA's apartment complex at 6250 Hargrove Avenue & the Mirabelli Community Center/Park at 6208 Hargrove Avenue.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. MOU 2002-7
2. Disclosure

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN MACK** concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 18, 2002

Public Works

Item 1 - Discussion and possible action regarding a Memorandum of Understanding (MOU) 2002-7 between the City of Las Vegas and Westbridge Association (WA) in association with the development of the Mirabelli Senior Center/Park located at 6208 Hargrove Avenue - Ward 1 (M. McDonald)

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, Public Works Department, indicated that this Memorandum of Understanding will allow for the future exchange of land with the adjacent property owner in order for the City to go forward with development of a proposed senior center at Mirabelli Park. In exchange for the land, the City will provide the adjacent property owner with a new entrance into their location along with landscaping, irrigation, lights and addressing drainage issues. Staff recommended approval.

BARRY BECKER, 50 South Jones Boulevard, confirmed in discussion with MR. ROARK and DEPUTY CITY ATTORNEY TERI PONTICELLO that the City will be responsible for all permits and variances necessary to relocate the entrance to the adjacent apartment complex and for the permanent placement of apartment signage. The agreement, which will never expire and will run with the land, pre-approves all permits and variances necessary in conjunction with the relocated entrance. Once the senior center has been completed, responsibility for any future permits and/or variances will be transferred to the adjacent property owner.

JUANITA CLARK, SUE BRNA, 6365 Palmyra, and JUNE INGRAM appeared in support of renaming the Mirabelli Senior Center/Park to the Lieburn – Brna Senior Center. MS. CLARK confirmed that the senior center to be constructed on the site of the demolished Metro substation will be a City project. The signage being discussed is for the adjacent apartment complex. She advised that the Charleston Neighborhood Preservation Association has been working with staff for three years in order to have the name changed to recognize an individual who has made more recent contributions to the community. MS. BRNA outlined some of her father's contributions to the community, including his participation in establishing the ordinances under which neighborhoods are preserved and protected. MS. INGRAM concurred with the comments made.

COUNCILMAN MACK indicated that this Committee cannot address the naming issue. COUNCILMAN WEEKLY referred the speakers to the Parks and Recreation Board as well as COUNCILMAN McDONALD.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:12)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 18, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action to direct staff regarding a Disposition and Development Agreement with PH GSA LLC Proposal for IRS District Headquarters to be located at the southwest corner of 4th and Bonneville (139-34-311-105; 139-34-311-106; 139-34-311-107; 139-34-311-110) - Ward 1 (M. McDonald)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The IRS is seeking proposals from developers to build a new 85,000 square foot headquarters facility. City was approached by Molasky Companies/PH GSA LLC to locate the facility downtown. The project would bring 336 jobs, city revenues of \$443,900 annually, and \$36.5 million in new economic output downtown.

RECOMMENDATION:

Approval for officers of Office District Parking I, Inc. to enter into Disposition and Development Agreement (DDA).

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Disclosure of Principals
4. Economic and Fiscal Impact Analysis by Elliott D. Pollack & Company
5. Disposition and Development Agreement with Attachments
6. Submitted at meeting – Amendments to the DDA
7. Submitted at meeting – 6-pages with a written question on each page

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 18, 2002

Business Development

Item 2 - Discussion and possible action to direct staff regarding a Disposition and Development Agreement with PH GSA LLC Proposal for IRS District Headquarters to be located at the southwest corner of 4th and Bonneville (139-34-311-105; 139-34-311-106; 139-34-311-107; 139-34-311-110) - Ward 1 (M. McDonald)

MINUTES – Continued:

LESA CODER, Director of the Office of Business Development, stated that the General Services Administration is seeking a new Internal Revenue Service office site. She described the four parcels already owned by the City and two parcels to be acquired by MR. MOLASKY in order to construct an 80,000 to 85,000 square foot building. The structure of the deal is that it will only be exercised contingent upon the award of the project at this location for this user. The value of the proposed project is approximately \$20,000,000, with the City donating property valued at \$1.2 million and the two additional parcels to be purchased valued at \$1.1 million.

The City is willing to provide additional subsidies which include a 300-space parking garage proposed for the west half of this block. The spaces would be subject to a ten-year lease for the IRS at \$37.50 per space per month. The tax increment, as calculated for both the Chelsea properties and World Market, at 41% would be returned to the developer for that ten-year period. Should there be profits generated over the maximum rate of return cap of 17%, with first payment to the City for the \$1.2 million investment, they would be split 50/50 between the developer and Office District Parking. Should the IRS not renew the lease after the ten-year term, those monies would then go back into retenancing and refurbishing the building for subsequent tenants.

MS. CODER submitted written amendments to the agreement to tidy the reporting and notification mechanisms in the Employment Plan and regarding the commencement date for the conveyance of properties. Staff recommends approval.

IRWIN MOLASKY confirmed that this discussion did not include the alternate site because that was not properly before the Committee. He advised that it is anticipated that the GSA will make a site determination very soon, but his information is that they are leaning toward the Grand Central Parkway site. Either of the proposed sites will be beneficial to downtown. MS. CODER indicated that the other site referenced is at F and Ogden. Office District Parking has established a due diligence period of 30 days for that site so they could potentially negotiate on that site should it be selected by GSA. MR. MOLASKY presented, but did not submit, a rendering of the proposed building. COUNCILMAN MACK stressed that the relocation of the IRS office will result in a quality project, employ hundreds of people and bring a lot of attraction to the downtown area.

AL GALLEGOS, citizen of Las Vegas, submitted six pages with a written question on each page and requested that they be answered in writing. COUNCILMAN MACK directed MS. CODER to do so following this meeting.

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Business Development

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MINUTES – Continued:

COUNCILMAN WEEKLY concurred that the project will be beneficial to the City and downtown regardless of which site GSA selects. COUNCILMAN MACK added that the City is very pleased to have a developer of MR. MOLASKY'S quality committed to downtown.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:12 – 3:20)

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REAL ESTATE COMMITTEE AGENDA
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CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:20)

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THE MEETING ADJOURNED AT 3:03 P.M.

Respectfully submitted: _____

VICKY DARLING, ASSISTANT DEPUTY CITY CLERK
November 19, 2002